

**MLS #: R151615A (Active) List Price: \$9,900**

**20 Baker Street Franklin, PA 16323**



**Type:** Residential  
**Style:** Two Story  
**Rooms:** 4  
**Bedrooms:** 2  
**Total Baths:** 1  
**Full Baths:** 1  
**Half Baths:** 0  
**3/4 Baths:** 0  
**# Levels:** 2.0  
**Year Built:** 1900  
**SqFt-Total:** 1156

**County:** Venango  
**School:** Valley Grove  
**Apx Lot Size:**  
**Lot SqFt:**  
**Apx Acres:** 0.3300  
**Zoning:** Residential  
**Tax Location:** Sugarcreek Boro  
**Tax Map #:** 28,011.-215  
**Taxes:** 876.00  
**Tax Year:** 2018  
**Assessment:** 37170

**Legal:** Taxes based on assessed value, subject to change.

**Deed/ Inst:** 2018/2266

**Restrictive Covenants:** Unknown

**Clean and Green:** No

**OGMT:** Unknown

**Water Softener:** No

**Water Softener Owned:**

**Roof Age:** Unknown

**Heat \$:** Unknown

**Electric \$:** 0.00

**Other Buildings:** None

**SqFt-L:** 560

**SqFt-M:** 596

**SqFt-U:** 560

**Fin Bsmt SqFt:**

	Level	Dimensions		Level	Dimensions
Living Room	M	27.7' x 10'			
Kitchen	M	13.8' x 9'			
Bedroom	U	13.3' x 11.2'			
Bedroom	U	12' x 11'			
Full Bath	U	9' x 8'			

**Appliances:** None

**Features:** Cable TV Available, Electric-Circuit Break-200 Amp, Porch

**Construction:** Wood Frame

**Heat:** Forced Air

**Exterior:** Aluminum

**Fuel:** Gas

**Roof:** Composition

**Cooling:** None

**Basement/Foundation:** Full

**Water Heater:** Electric

**Garage:** None

**Sewer:** Public

**Water:** Public

**Public Remarks:** Rocky Grove home in need of TLC. Features mostly newer windows and a newer furnace. With some work it would make a good starter home or income property.

**Directions:** From VCCH follow Route 322 West to Coefield Corners, right on Second Avenue, right on Baker Street, house on right.

Information Herein Deemed Reliable but Not Guaranteed

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